

Excerpts
Planning Commission Minutes
March 22, 2000

Application No. UP-555-00, Kenneth Dale Moore: Request for a special use permit, pursuant to Section 24.1-306 (category 14, number 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on 4.5 acres of a 9.75 acre parent tract along Hampton Highway (Route 134), approximately 850 feet east of the intersection of Hampton Highway and Big Bethel Road (Route 600).

Chair Hendricks announced that Commissioners Garman and Lockwood have each disqualified themselves from participation in this public hearing.

Mr. Adam Kinsman presented the staff report, opening with a brief video then summarizing the staff memorandum to the Commission dated March 10, 2000. Mr. Kinsman noted the staff recommendation for denial as explained in the memorandum.

Mr. Lamont Myers, Mid-Atlantic Commercial Realty, 3630 George Washington Memorial Highway, represented the applicant, Mr. Moore. Mr. Myers spoke of the benefits the applicant believed the County would enjoy as a result of approval of his application, including a logical transition of land uses within the project; positive fiscal impact; minimal effect to the surrounding neighborhoods; landscaping exceeding that which is ordained by the County and including retention of the mature trees; provision of noise barrier to neighbors behind the facility; and positive reception during a series of neighborhood meetings he and the applicant have conducted. Mr. Myers displayed a rendering of the front elevation of the project and a component of the building materials the applicant proposes to use. He stated that, in an effort to minimize the visual transition between the warehouses and the adjacent properties, the proposed warehouses would be constructed of split-faced block similar in color to that used at the adjacent apartment complex. Mr. Myers believed the parcel is too far from an interstate highway to be a successful office park as suggested in the Comprehensive Plan.

Mr. Kenneth Dale Moore, 337 Redoubt Road, responded to a question stating that there would be no outdoor storage, eliminating any opportunity for storage of RV's, boats, or automobiles. Mr. Myers added that security cameras would be placed outdoors at the facility. Mr. Moore also noted that they were keeping their options open in regard to constructing some climate-controlled units.

Mr. Myers indicated that several neighborhood-service-oriented establishments are expected to be finalized for the parent tract, including a car wash on Big Bethel Road.

There being no others to speak, the Chair closed the public hearing.

Mr. Semmes indicated he found nothing particularly objectionable about the proposal and that the applicant had taken significant steps to satisfy most of the staff recommendations. He noted that the range of uses for the parcel is limited due to its narrow configuration.

Mr. Simasek commended Mr. Myers for his professional presentation. He questioned whether the use is appropriate for a General Business-designated property and, if not, if its approval could undermine future opportunities to attract other GB-type businesses there.

Mr. Hendricks echoed Mr. Simasek's concerns and added that the Comprehensive Plan addresses that issue.

Mr. Beil indicated his agreement. He spoke of the admirable job by Messrs. Myers and Moore in revising their design to address the County's requirements, but felt the area is not appropriate for a self-storage facility. He preferred, he added, to have an office development there.

Mrs. White moved the adoption of Resolution PC00-2 to recommend denial. It passed by a vote of 4:1:2 (Semmes dissenting, Garman and Lockwood abstaining).